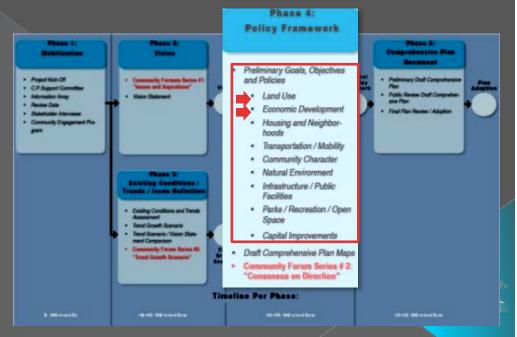


Process Update: Where we are today...

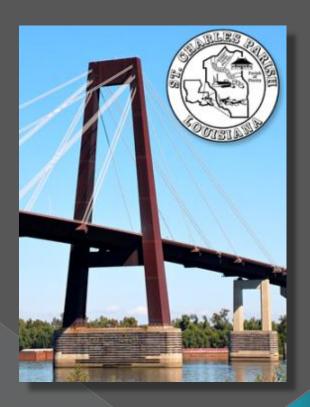
- Phase 2 Vision: What do we aspire to be as a community in 10-20 years?
- Phase 3 Existing Conditions and Trends: What will our Parish look like in 10-20 years, if we do nothing different? How does this scenario compare with our vision?
- Phase 4: Policy
 Framework: What are our choices in direction and strategy? Which of the available choices is best suited and most effective for St. Charles Parish?



The Comprehensive Plan: What is it?

A 20-year "roadmap" for the Parish – a long-term reference point to guide decisions about where and how to grow over the next two decades...

A document containing the statement of goals and objectives establishing the Parish's vision for the future and the actions needed to achieve it.





What is it?

The Comprehensive Plan serves several purposes:

- Articulating citizens' values and aspirations
- Providing a guide for dealing with incremental or sudden change
- Providing a basis for decision-making
- Defining the community's 20-year "To-Do" list
- Catalyzing community consensus





What is it?

Final product: Series of interrelated elements (chapters) containing goals, policies and strategies for addressing these topics:

- 1. Land Use and Development
- 2. Economic Development
- 3. Infrastructure
- 4. Mobility
- 5. Community Facilities
- 6. Natural and Cultural Resources
- 7. Parks and Open Space





How will it be used?

Once adopted, Staff, the P&Z Board, and the Parish Council will refer to the Comprehensive Plan policies and maps (in particular the Future Land Use Map) to:

- Ensure that rezoning and other development decisions help the Parish advance toward achieving its Vision.
- Identify and prepare for the impacts of developmentrelated decisions on transportation, infrastructure, and community facility needs.
- Prioritize timing and funding for capital improvement projects.

Strategic directions and the basis for policies necessary to achieve a sustainable future for St. Charles Parish on subjects such as:

- ·Land use patterns
- Development types and densities
- Development quality
- Job creation
- Completion of basic infrastructure
- •Government facilities, services and programs
- •Resource preservation and enhancement
- Capital investment programming





1. Vision Statement

ST. CHARLES PARISH 2030 VISION

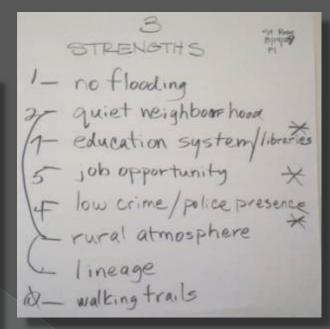
This Vision Statement is written from a perspective of some twenty years into the future. It expresses what we, the citizens of St. Charles Parish, envision and desire our community to be like in 2030, and it reflects on all that we will have accomplished since the initiation of our new comprehensive plan in 2009.

In 2030, St. Charles Parish is a vibrant, friendly community, proud of its heritage and surrounded by unspoiled nature. We are a community that has taken advantage of its strategic location, and wisely managed growth and change to achieve:

- A strong, diversified economy that offers ample, challenging job opportunities for all, allowing the Parish to retain its talented youth;
- A "small-town" way of life, but enriched with a full array of educational, cultural and recreational opportunities;
- A sound infrastructure system that offers reliable protection from natural disaster, provides for optimum mobility in a variety of modes of travel, and supports sound growth;
- A balanced development pattern that offers a range of housing choices in livable neighborhoods, and commercial and civic activities and services that are needed by our resident population;
- A character of development that reflects the value we place on our scenic natural beauty and our culture, heritage and community identity; and
- A community of educated, engaged and caring citizens with diverse backgrounds, but sharing a common identity and commitment to serve.

This Vision of St. Charles Parish in the year 2030 is built around five major themes:

- > Building on a Solid Foundation: Basic Infrastructure and Safety
- > Economic Strengthening and Diversification
- Framework for Sustainable Growth
- > Full Array of Public Services and Facilities
- Enhancing Community Character, Shared Identity and Connectedness







2. Citizen Priorities (from public forums)



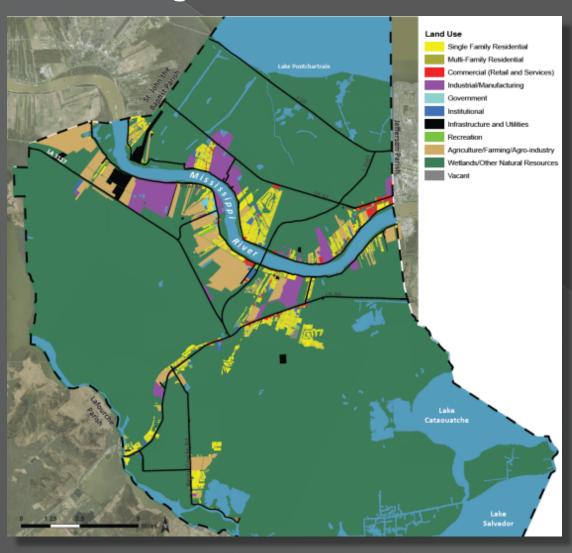




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LAND USE and DEVELOPMENT	WHAT DO I WANT? HOW IMPORTANT IS IT TO ME?			
TYPE	CRITICAL	VERY IMPORTANT	SOMEWHAT	NOT IMPORTANT
RESIDENTIAL		INFORMALI	IMPORTANT	
SINGLE FAMILY Detached housing Attached housing (townhouses, etc.)	72	91 (44%)	34	11
MULTIFAMILY Low-rise (duples, fourples, etc.) Medium-rise (agts.)	32	58	61 (31%)	49
SENIOR HOUSING Senior community Group living facility	80 (38%)	73	42	13
COMMERCIAL				
 LOCAL SERVING RETAIL (graceries, dry cleaners, phermacy, heir selon, etc.) 	90 (43%)	67	42	11
 REGIONAL SERVING COMMERCE (shopping mults, big box, etc.) 	62	58	64 (30%)	29
MIXED USE				
 RETAIL, OFFICE AND/OR HOUS- ING in the same building or on the same size 	26	50	66 (36%)	40
EMPLOYMENT				
HEMY INDUSTRY	56	67 (35%)	53	17
LIGHT INDUSTRY	68	73 (40%)	28	14
TEXHNOLOGY PARKS	116 (54%)	69	22	7
• OFFICES	67	85 (44%)	35	8

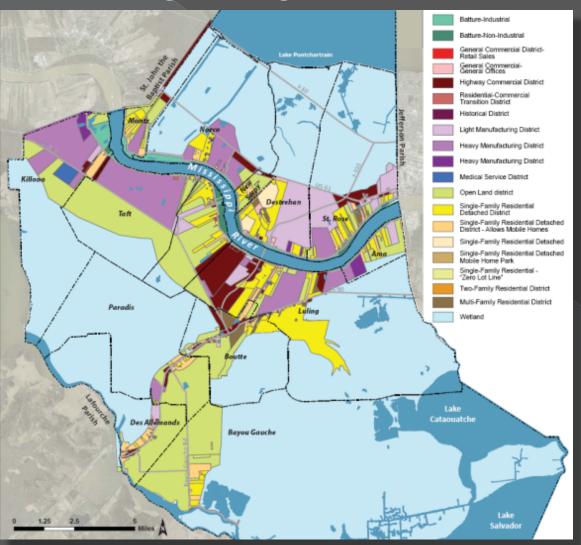
3. Existing Land Use





		% of Total	% of Land
St. Charles Parish Existing Land Use	Area (Acres)	Parish Area	Area
Single Family Residential	5,427.60	2.07%	3.00%
Multi-Family Residential	84.96	0.03%	0.05%
Commercial (retail and services)	739.31	0.28%	0.41%
Industrial/Manufacturing	4,846.24	1.85%	2.67%
Government	28.84	0.01%	0.02%
Institutional	569.45	0.22%	0.31%
Infrastructure and Utilities	1,086.89	0.41%	0.60%
Recreation	239.15	0.09%	0.13%
Agriculture/Farming/Agro-industry	7,047.20	2.68%	3.89%
Wetlands /Other Natural Resources*	160,701.99	61.22%	88.69%
Undeveloped/Vacant Land	427.18	0.16%	0.24%
Subtotal	181,198.81	69.03%	100.00%
Open Water	81,280.00	30.97%	
Total Area	262,478.81	100.00%	

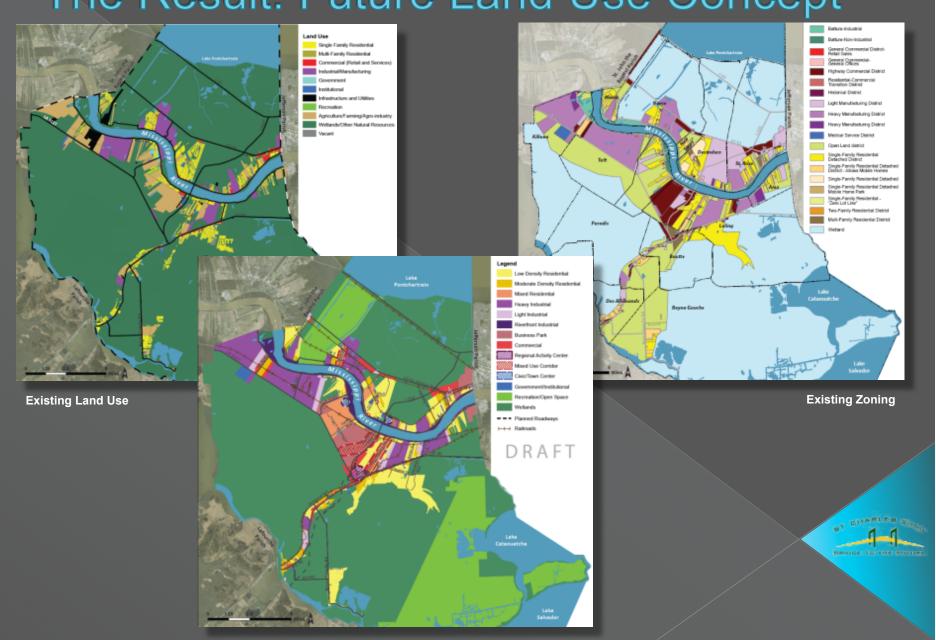
4. Existing Zoning



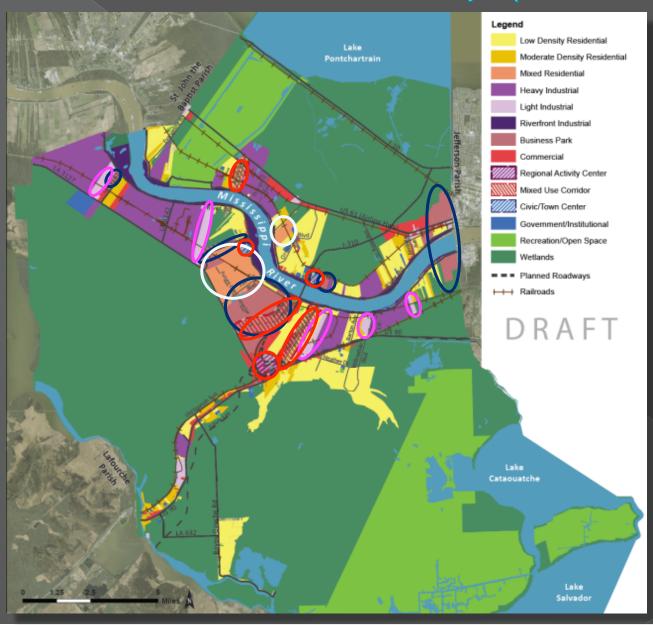
Zoning District	Percent of Zoned Area
W – Wetland District	49.0%
0-L — Open Land District	17.9%
M-2 — Heavy Manufacturing District	9.4%
R-1A — Single Family Residential Detached District	7.2%
M-1 — Light Manufacturing District	4.7%
C-3 — Highway Commercial District	4.1%
R-1A(M) — Single-Family Residential Detached District — Allows Mobile Homes	2.3%
B-2 – Batture—Non-Industrial	1.6%
B-1 — Batture——Industrial	0.8%
R-3 — Multi-Family Residential District	0.8%
C-2 — General Commercial District — Retail Sales	0.6%
M-3 — Heavy Manufacturing District	0.5%
R-1B — Single Family Residential Detached District	.05%
MS – Medical Service District	0.3%
R-1M — Single-Family Residential Detached Mobile Home Park	0.1%
H — Historical District	0.1%
CR-1 — Residential — Commercial Transition District	< 0.1%
C-1 — General Commercial — Commercial Offices	< 0.1%
R-2 — Two-Family Residential District	< 0.1%



The Result: Future Land Use Concept



Future Land Use Map (1st draft)



- Business Parks recognizes existing parks and reserves land for future locations
- 2. Light Industrial lowerimpact/complementary industry at transitional locations
- 3. Mixed Residential areas suited for planned development at mixed-densities
- 4. Activity Centers key corridors, "civic centers," and one regional hub



FLUM: What It Is & What It Is Not

- An image that depicts the pattern of future land use distribution to be achieved over several decades
- Generalized does NOT show precise limits, nor individual uses proposed at a parcel scale
- Not a zoning map BUT used as a basis for zoning decisions (rezoning applications to be consistent with the FLUM)
- Not a stand-alone document should always be reviewed in conjunction with Comp Plan goals, policies and actions
- Will require revisions to zoning, subdivision and other regulations

What's Next?

- Work with Steering Committee to complete Draft Future Land Use Map and refine land use and economic development policies
- 2. Develop policy framework for:
 - Infrastructure
 - Mobility
 - Community Facilities
 - Natural and Cultural Resources
 - Parks and Open Space
- 3. Review all policies and related maps with the public, P&Z, and Council for refinement
- 4. Phase 5 completion of plan document